

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



City of Troy

+ 43.8%

Change in
New Listings

+ 17.4%

Change in
Closed Sales

+ 22.1%

Change in
Median Sales Price

August

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	32	46	+ 43.8%	195	221	+ 13.3%
Closed Sales	23	27	+ 17.4%	150	154	+ 2.7%
Median Sales Price*	\$192,500	\$235,000	+ 22.1%	\$193,750	\$228,500	+ 17.9%
Percent of Original List Price Received*	100.8%	103.2%	+ 2.3%	99.7%	101.3%	+ 1.7%
Days on Market Until Sale	27	12	- 54.8%	32	25	- 23.7%
Inventory of Homes for Sale	29	40	+ 37.9%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 32.1%	--	--	--

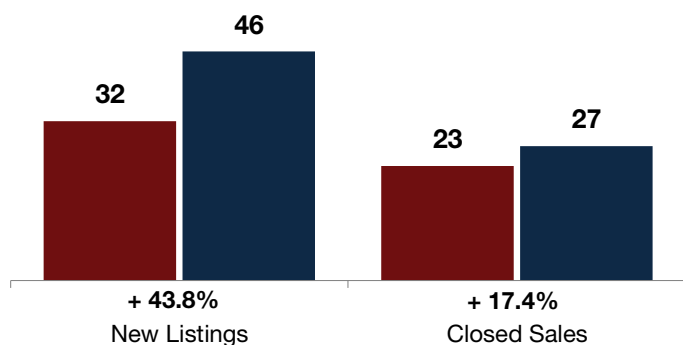
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

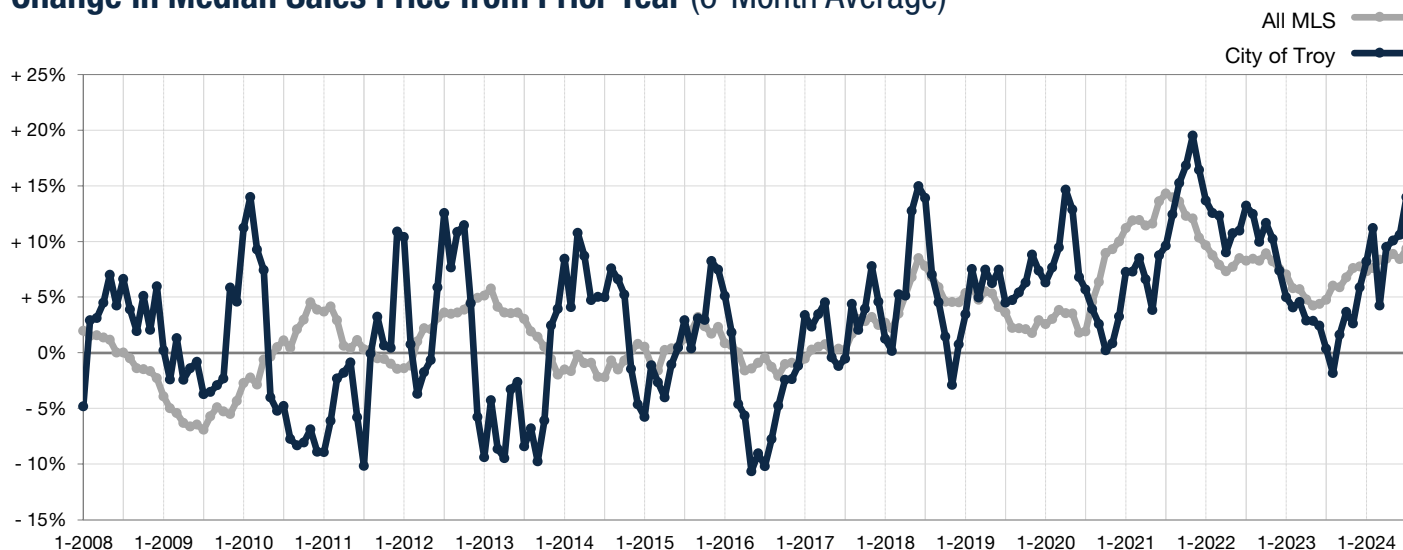
■ 2023 ■ 2024

Year to Date

■ 2023 ■ 2024



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.